

# CITY COUNCIL REPORT



MEETING DATE: August 30, 2005

ITEM NO. 12 GOAL: Coordinate Planning to Balance Infrastructure

## SUBJECT

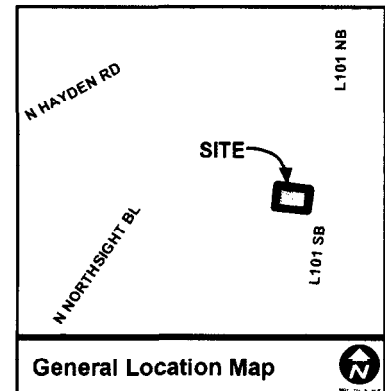
Be Fit Stay Fit - 10-UP-2005

## REQUEST

Request a conditional use permit for a health studio in a suite of an existing building located at 15233 N. Northsight Blvd with Highway Commercial District (C-3) zoning.

### Key Items for Consideration:

- Site is located in an existing commercial shopping center.
- No new construction is proposed.
- Adequate numbers of parking spaces exist on-site.
- No public opposition comments have been received on this case.
- Planning Commission recommended approval, 5-0.



## OWNER/APPLICANT CONTACT

John Mandler  
480-614-0289

## LOCATION

15233 N Northsight Blvd Ste 115

## BACKGROUND

### Zoning.

The site is zoned Highway Commercial (C-3) district that allows commercial retail and office types of uses; a health studio needs Conditional Use Permit approval in this district.

### Context.

The proposed health studio tenant space is in a commercial center that is anchored by two big box retailers, and contains smaller retail stores, a gas station, and restaurants. Commercial office and retail development is located to the north, south, and west. The 101 (Pima) Freeway is east of the site. (See Attachment #2 and 2a).

## APPLICANT'S PROPOSAL

### Goal/Purpose of Request.

The applicant desires to open a health studio that will provide individual private fitness consultation, counseling, and training. The services will include dietary analysis, flexibility training, cardiovascular training, and strength training with weights. The Zoning Ordinance defines a Health Studio as a facility that uses weights and other active mechanical equipment. Health Studios require a Conditional Use Permit. However, a facility that does not make use of weights and mechanical equipment is allowed by right.

The health studio services will be programmed in 1-hour sessions per client. No group classes are proposed.

Four employees, and typically not more than 4 clients, will be at the site at any time. The facility will operate from 6 a.m. to 8 p.m. Monday through Friday and from 6 a.m. to 2 p.m. on Saturdays.

The existing tenant space is approximately 2,000 square feet. No building or construction is proposed at this time and the applicant intends to make use of the existing tenant space.

**IMPACT ANALYSIS****Traffic.**

The applicant's trip generation table shows anticipated trips throughout the business days. The facility is estimated to generate about 40 trips during week days, with week day peak trips during the hours of 6 a.m. to 7 a.m. and from 7 p.m. to 8 p.m. with 9 and 7 trips respectively. On Saturdays the total trips are estimated at 18 with peak hours from 6 a.m. to 7 a.m. (6 trips) and from 1 p.m. to 2 p.m. (6 trips).

The commercial center has many interior service drives that filter traffic onto Raintree Road – a minor arterial, Northsight Boulevard – a major collector, and Frank Lloyd Wright Boulevard – a major arterial. All of these streets are built to their full design and are capable of handling this proposed traffic.

**Parking.**

This use requires 8 parking spaces are required, 13 parking spaces are provided.

**Water/Sewer.**

City water and sewer lines exist west of this site; service has already been established for this site.

**Fire.**

The Fire Department has reviewed this proposal and it conforms to the minimum requirements for fire protection and fire apparatus access.

**Use Permit Criteria.**

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
  1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
    - *This use does not generate smoke, odor, dust, vibration, or illumination.*
    - *Noise will be contained within the building.*

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
  - *This use does not generate an unusual volume or character of traffic and therefore does not negatively affect traffic in this vicinity.*
3. There are no other factors associated with this project that will be materially detrimental to the public.
  - *These types of small health studios are typically good commercial tenants with no impacts.*
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
  - *Some of the uses in this commercial center are larger, including big box uses, and create more impacts compared to this proposed health studio. The proposed use is compatible with the existing and permitted uses in this commercial center.*
  - *The operations of the health studio do not create incompatible characteristics with the nearby residential development.*
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
  - *There are no additional conditions specified in Section 1.403.*

**Community Involvement.**

The applicant contacted the surrounding property owners/business managers. None of these individuals have objections to the proposed use.

**Community Impact.**

This proposal will add a health studio to the currently available services in this area. The size and nature of the facility will not be a significant impact on the streets, infrastructure, or City services in this area.

**OTHER BOARDS AND COMMISSIONS**

**Planning Commission.**

The Planning Commission heard this case on July 13, 2005 on the expedited agenda. The Planning Commission recommended approval, 5-0.

**STAFF RECOMMENDATION**

**Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE DEPT(S)**


**Planning and Development Services Department**  
Current Planning Services

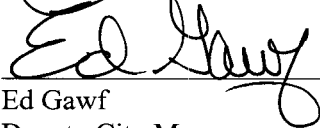
**STAFF CONTACT(S)**

Kira Wauwie, AICP  
Project Coordination Manager  
480-312-7061  
E-mail: [kwauwie@ScottsdaleAZ.gov](mailto:kwauwie@ScottsdaleAZ.gov)

Randy Grant  
Chief Planning Officer  
480-312-7995  
E-mail: [rgrant@ScottsdaleAZ.gov](mailto:rgrant@ScottsdaleAZ.gov)

**APPROVED BY**

 8/15/05  
\_\_\_\_\_  
Randy Grant Date  
Chief Planning Officer

 8/29/05  
\_\_\_\_\_  
Ed Gawf Date  
Deputy City Manager

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Trip Generation Table
7. Citizen Involvement
8. City Notification Map
9. July 13, 2005 Planning Commission Minutes
10. Site Plan



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: \_\_\_\_\_

Project No.: \_\_\_\_\_ - PA - \_\_\_\_\_

Coordinator: \_\_\_\_\_

Case No.: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Project Name: BeFit Stay Fit

Project Location: 15233 N NORTHSIGHT BLVD STE 115 SCOTTSDALE 85260

## Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

Number of Buildings: 1 Parcel Size: \_\_\_\_\_

Gross Floor Area/Total Units: \_\_\_\_\_, 1884 Floor Area Ratio/Density: NA

Parking Required: 13 Parking Provided: 62

Setbacks: N - NA S - NA E - NA W - NA

## Description of Request:

TO APPROVE USE PERMIT FOR BeFit Stay Fit PERSONAL TRAINING AS A HEALTH STUDIO. IT WILL BE AN APPOINTMENT ONLY, ONE ON ONE HEALTH STUDIO.

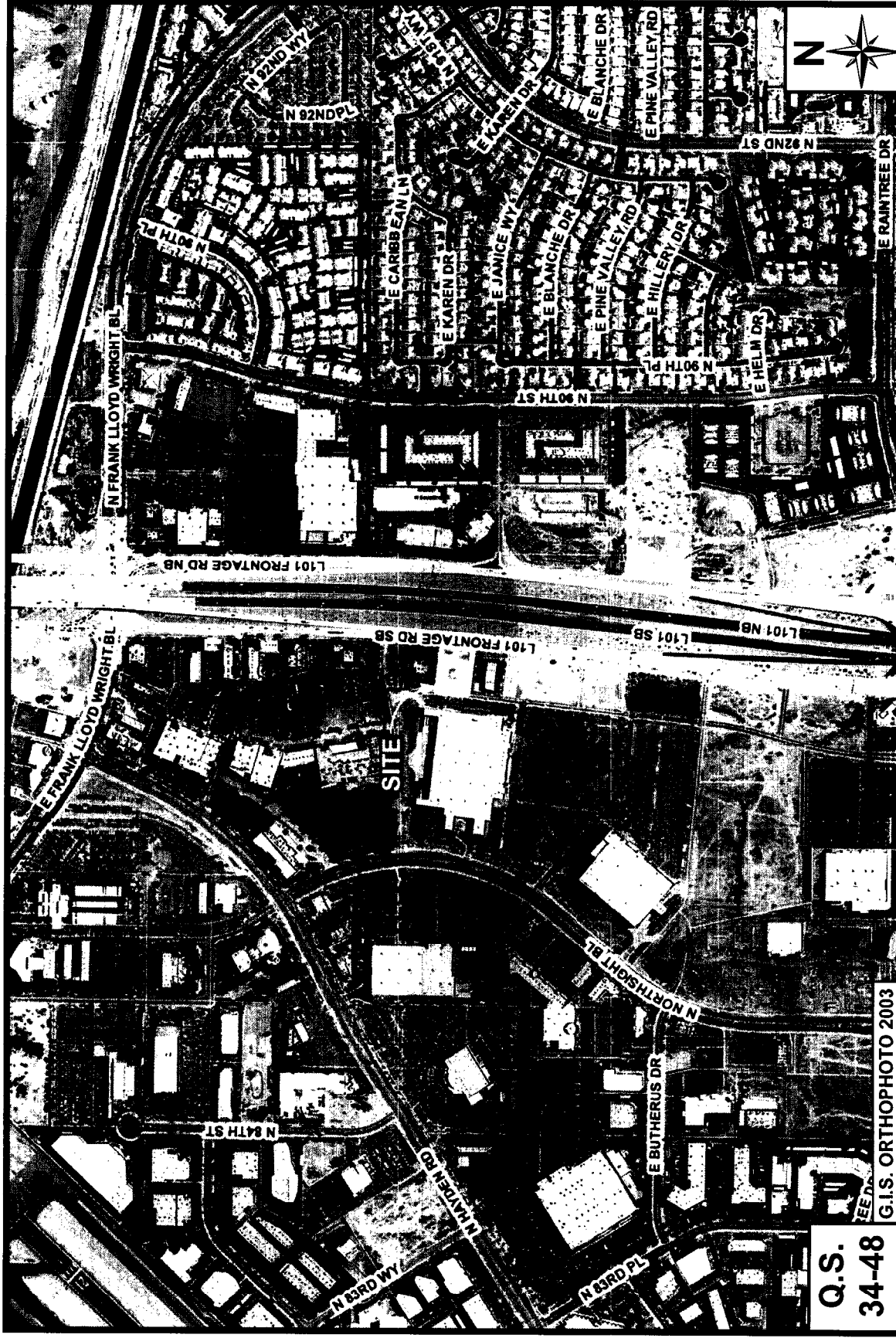
THE SERVICE PROVIDED IS INDIVIDUALIZED, PRIVATE FITNESS CONSULTATION, COUNSELING & TRAINING THAT INVOLVES DIETARY ANALYSIS, FLEXIBILITY TRAINING, CARDIOVASCULAR TRAINING AND BODY TONING (STRENGTH TRAINING) IN ONE HOUR SESSIONS FOR THE PURPOSE OF IMPROVING CLIENTS' WEIGHT CONTROL, BODY TONE AND OVERALL PHYSICAL FITNESS.

THERE ARE FOUR EMPLOYEES, TYPICALLY NO MORE THAN FOUR CLIENTS AND POSSIBLY TWO PROSPECTIVE CLIENTS AT ANY ONE TIME. HOURS OF OPERATION ARE MON-FRI 6AM-8PM AND SAT 6AM-2PM. TRIP GENERATION IS EXPECTED TO BE 30 TRIPS/DAY MON-FRI AND 20 TRIPS/DAY SAT. NO CLASSES ARE PROVIDED.

ATTACHMENT #1

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



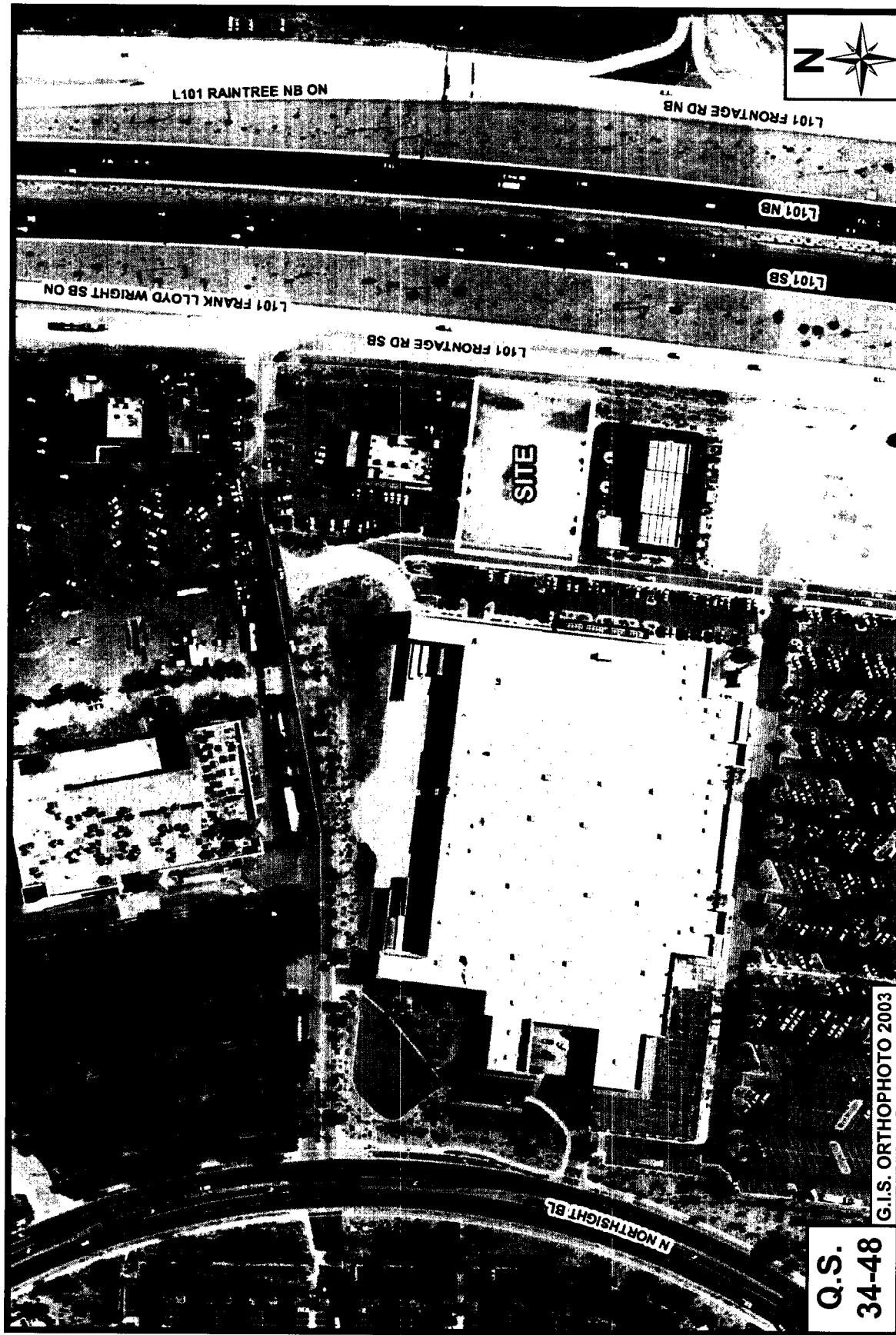
Q.S.  
34-48

G.I.S. ORTHOPHOTO 2003

Be Fit Stay Fit

10-UP-2005

ATTACHMENT #2

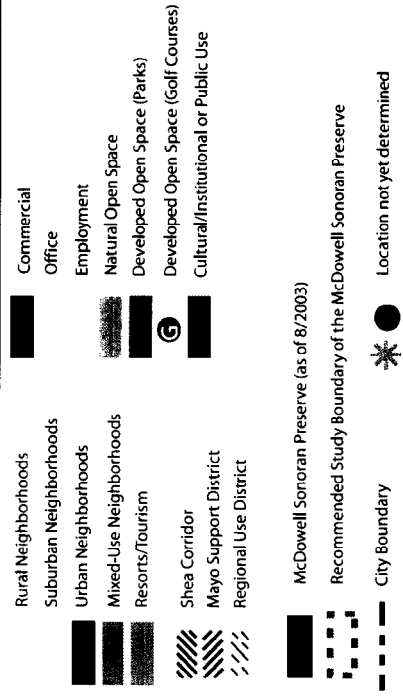
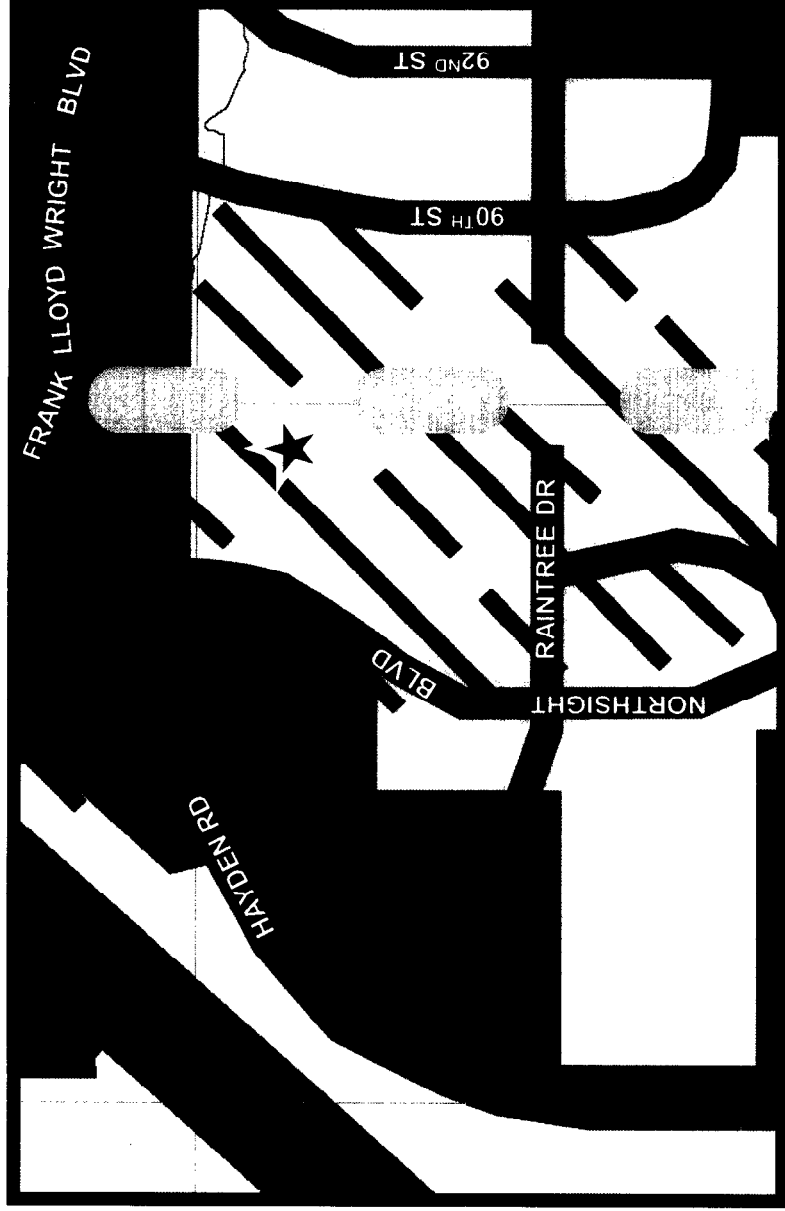


Be Fit Stay Fit

10-UP-2005

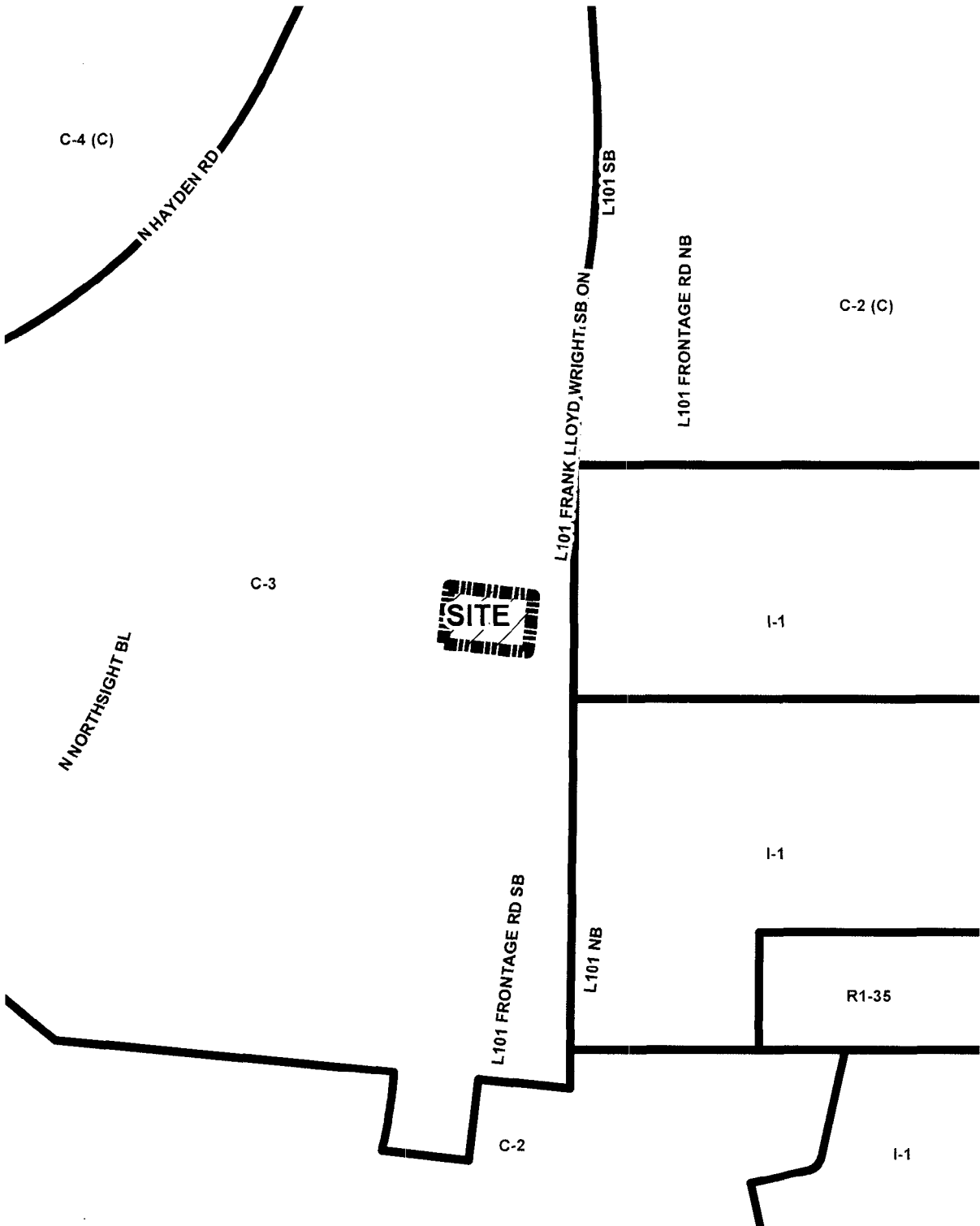
ATTACHMENT #2A

# General Plan



10-UP-2005  
ATTACHMENT #3

Adopted by City Council October 30, 2001  
 Ratified by Scottsdale voters March 12, 2002  
 revised to show McDowell Sonoran Preserve as of May 2004  
 revised to reflect General Plan amendments through June 2004



10-UP-2005  
ATTACHMENT #4



## **STIPULATIONS FOR CASE 10-UP-2005**

### **PLANNING/ DEVELOPMENT**

1. **CONFORMANCE TO DEVELOPMENT SUBMITTAL.** This use shall have a maximum floor area limit and location of occupancy as shown on the site plan and the floor plan both titled "Tenant Improvement For Be Fit Stay Fit" by Robert Kubicek (RKAA) Architects And Associates, Inc. with a staff receipt date of 6/13/2005. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **OPERATION TO BE CONDUCTED INDOORS.** All activities associated with the health studio operation shall be conducted completely indoors, within the subject suite.
3. **NOISE CONTAINMENT.** Noise created from the health facility shall be contained completely within the subject suite and shall not be audible from adjacent uses and properties.

**Trip Generation for Be Fit Stay Fit**

<b><u>TIME</u></b>	<b><u>M-F Trips</u></b>	<b><u>SAT TRIPS</u></b>
6:00am-7:00am	9 trips	6 trips
7:00am-8:00am	2.5 trips	1.5 trips
8:00am-9:00am	2.5 trips	1.5 trips
10:00am-11:00am	2 trips	1.5 trips
12:00pm-1:00pm	4 trips	1.5 trips
1:00pm-2:00pm	2 trips	6 trips
2:00pm-3:00pm	2 trips	
3:00pm-4:00pm	2 trips	
4:00pm-5:00pm	2.5 trips	
5:00pm-6:00pm	2.5 trips	
6:00pm-7:00pm	2.5 trips	
7:00pm-8:00pm	<u>7 trips</u> 40.5 Trips	<u>18 Trips</u>

ATTACHMENT #6

10-UP-2005  
6/7/2005



CASE NO: \_\_\_\_\_

PROJECT LOCATION: 15233 N. Northsight Blvd. Ste. 115 Scottsdale AZ 85260

## COMMUNITY INPUT CERTIFICATION

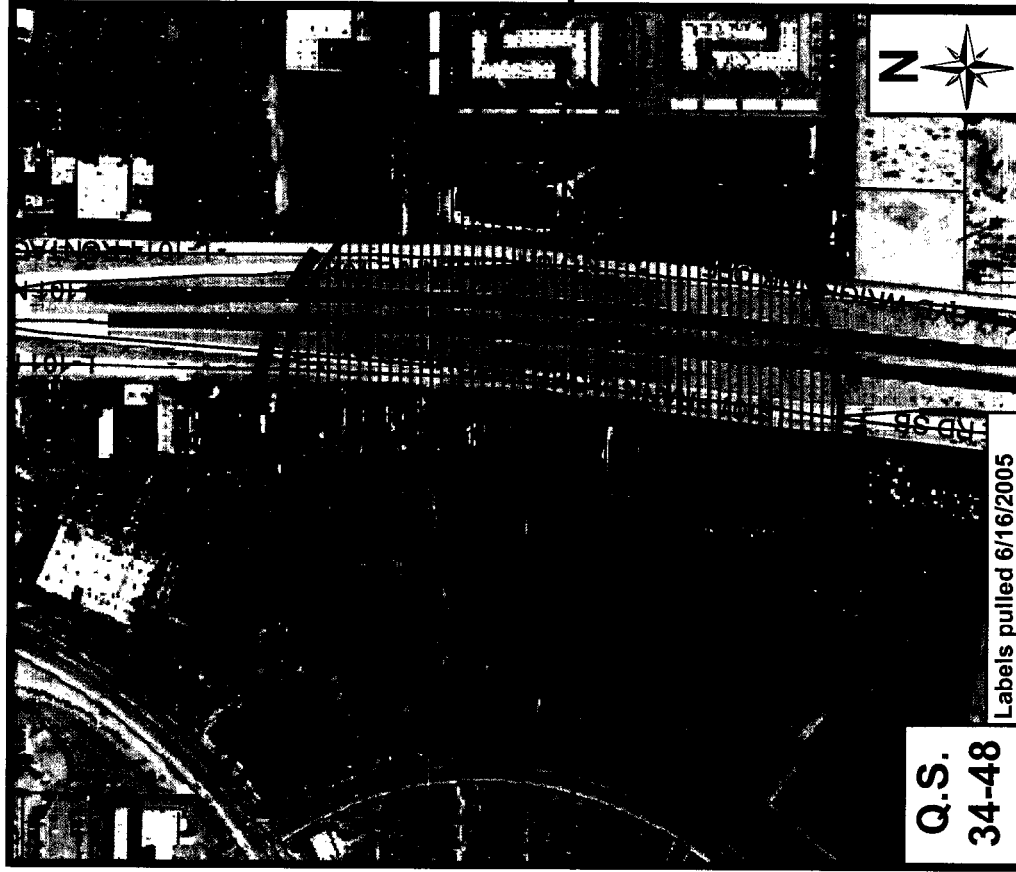
In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

Date	Name (person, organization, etc.) and address	Contact Format		
		Meeting	Phone	Letter
6/8/05	Lance Wilson, Manager, Arriba Mexican Grill -discussed specifics of our business. No objections 15236 N. Pima Rd. Scottsdale 85260	✓		
6/8/05	Furza, Support Manager, Walmart (includes gas station) 15355 N. Northsight Blvd. Scottsdale 85260 -discussed specifics of our business. No objections	✓		

J.C. Mark  
Signature of owner/applicant

6/8/05  
Date

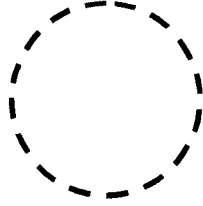
# City Notifications – Mailing List Selection Map



## Map Legend:



Site Boundary



Properties within 750-feet

## Additional Notifications:

- Interested parties

**10-UP-2005**

**Be Fit Stay Fit**

ATTACHMENT #8

was ten feet wide by five feet high on a one foot base would be adequate. Signage for special events could be handled as a separate issue. He further opined that time had not been productively spent in this instance and hopes that in the future it will be possible to work with staff and resolve this matter.

Chairman Gulino asked about staff involvement in the process and expressed the hope that things could be efficiently dealt with. Mr. Grant explained that staff were concerned that any amendment be written such that there were no unforeseen consequences or loopholes that would allow more signs than anticipated.

**COMMISSIONER SCHWARTZ MOVED TO CONTINUE CASE 23-ZN-2004 (SCOTTSDALE AND LONE MOUNTAIN) AND CASE 7-TA-2004 (SCENIC CORRIDOR SIGNAGE TEXT AMENDMENT) TO THE AUGUST 24, 2005 PLANNING COMMISSION HEARING. SECONDED BY COMMISSIONER HEITEL. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0).**

**EXPEDITED AGENDA**

**COMMISSIONER HEITEL MOVED TO APPROVE ITEM 10-UP-2005 (BE FIT STAY FIT), NOTING THAT IT MET THE CRITERIA OF THE USE PERMIT; ITEM 10-AB-2005 (PRINCESS MIXED USE); ITEM 20-ZN-2004 (LA ROSA PLACE) AND ITEM 8-ZN-2005 (90TH AND CACTUS) INCLUDING THE REVISED STIPULATIONS. SECONDED BY COMMISSIONER BARNETT. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0).**

**9-ZN-2005 (STONEMAN TRAIL)**

[BEGIN VERBATIM RECORD]

CHAIRMAN GULINO: We'll now move on to our first item of the regular agenda and let me remind anybody here that would like to speak on the cases on the regular agenda that there are cards at the staff table. And if you would please get those turned in to us right away I'd appreciate it. All right.

MS. WAUWIE: Thank you. Chairman Gulino and members of the Board, I'm Kira Wauwie, project coordination manager for the Planning Department. I'd like to first make sure you're aware that in front of you, you have amended stipulations, page 1 and page 2. We added a stipulation number 5 regarding building height, and we revised the first row of the transportation stipulation number 1 to reflect the existing right of way width and to highlight a total word on the improvements required. So this is a request for rezoning of a property that currently has R-1 190 ESL zoning. The request is to change that to R-143 ESL. The site is located on the south side of Stagecoach Pass west of Windmill Road and it's this rectangular property that is oriented in a north-south direction.

